138.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,352,200 / 1,352,200
					USE VALUE:	1,352,200 / 1,352,200
					ASSESSED:	1,352,200 / 1,352,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SELVA JEROME & CORINNE
Owner 2:	
Owner 3:	
Street 1:	69 HILLSDALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC -
Owner 2:	-
Street 1:	11 WOODLAND AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02482

NARRATIVE DESCRIPTION

This parcel contains 6,920 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Stucco Exterior and 2856 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6920.000	785,900	1,500	564,800	1,352,200
Total Card	0.159	785,900	1,500	564,800	1,352,200
Total Parcel	0.159	785,900	1,500	564,800	1,352,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.46 | /Parcel: 473.4

Legal Description

User Acct 88577

GIS Ref

GIS Ref

Insp Date 04/25/14

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0008.0

!10679!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	785,900	1500	6,920.	564,800	1,352,200	1,352,200	Year End Roll	12/18/2019
2019	101	FV	602,200	1600	6,920.	596,200	1,200,000	1,200,000	Year End Roll	1/3/2019
2018	101	FV	602,200	1600	6,920.	439,300	1,043,100	1,043,100	Year End Roll	12/20/2017
2017	101	FV	602,200	1600	6,920.	420,500	1,024,300	1,024,300	Year End Roll	1/3/2017
2016	101	FV	602,200	1600	6,920.	389,100	992,900	992,900	Year End	1/4/2016
2015	101	FV	587,800	1600	6,920.	326,400	915,800	915,800	Year End Roll	12/11/2014
2014	101	FV	147,700	1600	6,920.	318,800	468,100	468,100	Year End Roll	12/16/2013
2013	101	FV	149,500	1600	6,920.	303,800	454,900	454,900		12/13/2012

PRINT

Date	Time
12/11/20	00:57:45

LAST REV

Date	Time
12/03/14	08:18:13
apro	
10679	

USER DEFINED

Prior Id # 1:	88577
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD MIDDLESEX D	62949-578		11/19/2013		996,000	No	No		
STACCHI JAMES M	62122-591		6/27/2013	Change>Sale	465,000	No	No		
	17263-243		2/2/1994		177,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2013	1685	Manual	15,000	C				
7/23/2013	1116	Addition	196,000	C				
6/27/2013	974	Alterati	30,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2014	Measured	PC	PHIL C
3/17/2014	Info Fm Prmt	EMK	Ellen K
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/25/2014	Info Fm Prmt	EMK	Ellen K
11/21/2008	Meas/Inspect	201	PATRIOT
4/10/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6920		Sq. Ft.	Site		0	90.	0.91	10									564,842						564,800	

Total AC/HA: 0.15886 | Total SF/SM: 6920 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 564,842 | Spl Credit | Total: 564,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	26 - Wood	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1950	Eff Yr Blt:	2013
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01764703
Const Adj.:	0.99989998
Adj $ / SQ:	127.193
Other Features:	127502
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	790675
Depreciation:	4744
Depreciated Total:	785931

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 3			HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

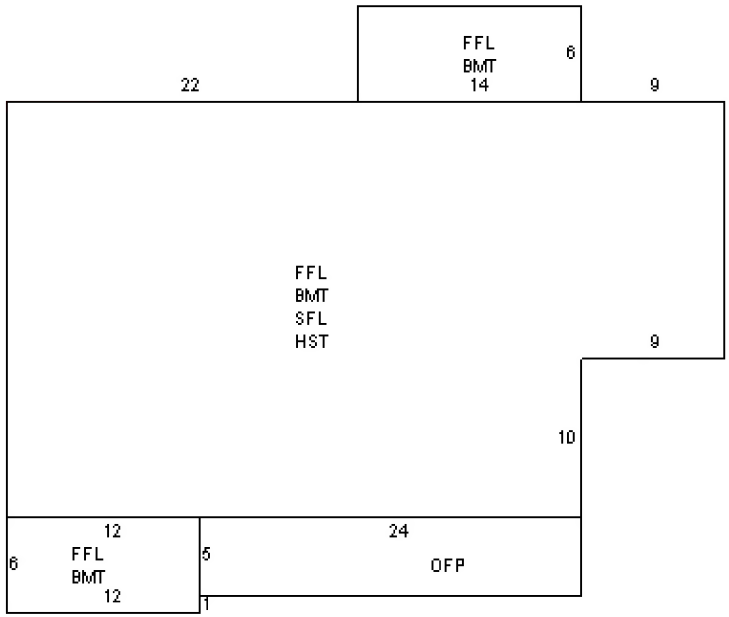
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.70
Special Features:	0	Val/Su Net:	186.59
Final Total:	785900	Val/Su SzAd	275.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,236	38.160	47,163
FFL	First Floor	1,236	127.190	157,211
SFL	Second Floor	1,080	127.190	137,369
HST	Half Story	540	127.190	68,684
OFP	Open Porch	120	30.250	3,630
	Net Sketched Area:	4,212	Total:	414,057
Size Ad	2856	Gross Are	4752	FinArea 2856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	14X14	A	AV	1980	11.10	T	31.2	101			1,500			1,500

More: N	Total Yard Items:	1,500	Total Special Featues:		Total: 1,500

IMAGE

AssessPro Patriot Properties, Inc